

RESOLUTION NO. 2009-23

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS DENYING AN APPEAL AND APPROVING A
CONDITIONAL USE PERMIT FOR A GUEST HOUSE ON ONE ACRE**

WHEREAS, an application was filed by Jeannine and George Griffin, Phoenix, Arizona (Case No. CUP-09-011), for a conditional use permit for a guest house on one acre located 85 feet from the main house on property consisting of one acre in the Agricultural Residential Zone, located on South Hillcrest Road north of Forest and south of Highway 260 in Forest Lakes (Lot 14) and identified as Assessor's Parcel Numbers 403-37-011A and -011B; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on March 31, 2009, and approved the conditional use permit; and

WHEREAS, an appeal was filed by James and Kim Mitchell, Forest Lakes, Arizona, within 15 days of the Planning and Zoning Commission hearing; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on June 16, 2009; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of a conditional use permit have been met;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby denies the appeal and approves the conditional use permit for a guest house on one acre located 85 feet from the main house on the above-described property subject to the following conditions:

1. The property shall be used and maintained in conformance with all provisions of the AR Zone except that a guest house is permitted on a one-acre parcel and a separation of 85 feet is permitted between the main house and guest house.
2. A Combination/Split Request form shall be submitted to combine the two parcels.
3. Building permits shall be obtained for any improvements or repairs that are subject to such permits.
4. Prior to issuance of any building permits, the applicant shall verify the adequacy of the septic system through the County Health Department or upgrade the system as required.
5. A guest house covenant shall be recorded with the County Recorder's Office stipulating that the guest house is to be used by non-paying guests or family members and is not to be used as a separate rental unit.

6. As long as the guest house continues to be used for its intended purpose in accordance with this CUP and the provisions of the AR Zone, there shall be no time limit for this CUP. Any violations or change of use may be cause to refer the case back to the Planning and Zoning Commission for consideration of revocation.
7. A special inspection is required of the shed and guest house and all violations resolved prior to occupancy.

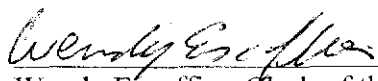
PASSED and ADOPTED this 16th day of June 2009.

AYES: 4
NOES: 0
ABSENT: 1



Matt Ryan, Chair
Coconino County Board of Supervisors

ATTEST:



Wendy Escoffier, Clerk of the Board

APPROVED AS TO FORM:



Jean Wilcox, Deputy County Attorney

